GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Housing Department - Sanction of 4.00 lakh houses under NTR Rural Housing Programme dovetailing with MGNREGS for the years 2017-18 & 2018-19 @ 2.00 lakh houses for each year – Orders - Issued.

HOUSING (R&UH.A1) DEPARTMENT

G.O.RT.No.36 Date:10.05.2017.

Read the following:-

1. G.O. Rt. No 103, Housing (R & UH.A1) Dept., dt. 22.08.2016.
2. G.O. Rt. No 114, Housing (R & UH.A1) Dept., dt. 20.10.2016.
3. From the MD., APSHCL., Lr.No.0729/APSHCL /E&P/NTR Housing/2017, Dt.27.02.17.
4. Minutes of Hon'ble CM review meeting held on 15.04.2017.

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ORDER:-

In the G.Os 1st and 2nd read above, Government accorded permission to the Managing Director, A.P. State Housing Corporation Limited for sanctioning of 2,00,000 (Two lakh) houses under NTR Rural Housing Programme dovetailing with MGNREGS during 2016-17 with the unit cost of Rs.1,50,000/- per house.

2. In the letter 3rd read above, the Managing Director, A.P. State Housing Corporation Limited has proposed for sanctioning of 4,00,000 houses under NTR Rural Housing programme dovetailing with MGNREGS for the years 2017-18 & 2018-19 @ 2.00 lakh houses each year.

3. During the CM's review meeting held on 15.04.2017 the Hon'ble CM has agreed the proposal for sanctioning of 4,00,000 houses under NTR Rural Housing programme dovetailing with MGNREGS for the years 2017-18 & 2018-19 @ 2.00 lakh houses each year.

4. Government after careful consideration of the circumstances reported by the Managing Director, A.P. State Housing Corporation Ltd., hereby accord permission to sanction 4,00,000 houses under NTR Rural Housing programme dovetailing with MGNREGS for the years 2017-18 & 2018-19 @ 2.00 lakh houses each year. The Mode of construction, Plinth Area, Unit Cost & Financing pattern are as detailed below:-

(a) **No. of houses**: 4,00,000 @ 2.00 lakh houses for the years 2017-18 & 2018-19
(b) **Mode of construction**: Beneficiary mode of construction.
(c) **Plinth area**: Minimum Plinth area of the house is 200 Sft plus a toilet and maximum plinth area of house is up to 500 Sft plus a toilet.
(d) **Unit cost**: The unit cost of a house is Rs.1,50,000/- with financing pattern as detailed below:-

Sl.No	Source	Amount (in Rs/-)
I	GoAP Subsidy for house	92,000
II	Additional subsidy for IHHL	3,000
III	MGNREGS funds	55,000
	Total Unit cost	1,50,000

(e)Break up of Funds routed through RD Department

I. MGNREGS

a. 90 Days Wage comp. @ Rs 194/ Day	:	Rs. 17,460 /-
b. Bricks / blocks making	:	Rs. 25,540 /-
c. Toilet under MGNREGS	:	Rs. 12,000 /-
Sub-Total	:	Rs. 55,000/-
II. Additional amount for IHHL	:	Rs. 3,000/-
Grand Total	**:**	**Rs. 58,000 /-**

(f) **Project out lay for 4,00,000 houses:**

S.No.	Source	Unit Cost (Rs.)	Project out lay (Rs in Crores)		
			2017-18	2018-19	Total
I	Housing				
1	GoAP Subsidy				
i.	For house	92,000	1,840.00	1,840.00	3,680.00
ii.	Additional subsidy for IHHL	3,000	60.00	60.00	120.00
	GoAP Total Subsidy	95,000	1,900.00	1,900.00	3,800.00
2	MGNREGS funds				
i.	Wages for 90 person days	17,460	349.20	349.20	698.40
ii.	Bricks / blocks making	25,540	510.80	510.80	1,021.60
iii.	IHHL Cost	12,000	240.00	240.00	480.00
	MGNREGS Total funds	55,000	1,100.00	1,100.00	2,200.00
	Housing total Project Cost	1,50,000	3,000.00	3,000.00	6,000.00
II	Infrastructure in Layout Colonies – GoAP subsidy		100.00	100.00	200.00
	Grand Total		3,100.00	3,100.00	6,200.00

(g) Flexibility in Type design: Suggestive type designs will be made available to the beneficiaries with flexibility to have appropriate Type Design based on the site conditions with minimum plinth area of the house is 200 sft and the maximum plinth area upto 500 sft. The toilet is additional.

(h) The following allocation of houses is made among various categories of Assembly Constituencies:

S.No	Details	No of houses proposed		
		2017-18	2018-19	Total
1	Pure Rural Assembly Constituency and mixed Rural Assembly Constituency having more than 50% Rural Population	1,100	1,100	2,200
2	Mixed Urban Assembly Constituency having more than 50% urban population	450	450	900

While calculating the district wise constituency wise allocations, the following constituencies were considered as Pure Rural / Pure Urban Constituencies.

Pure Rural: Kakinada Rural and Rajahmundry Rural Assembly Constituencies of East Godavari District, since the rural population is more than 50%. Hindupur Assembly Constituency of Ananthapur District, since the rural population is close to 50%.

Pure Urban : Tirupati Assembly Constituency of Chittoor District, since there is no Rural population and no demand for Rural housing as reported by the District.

(i) 16.45% of houses are set apart under (State Reserve Quota) SRQ.

(ii) Year wise, District-wise and caste wise allocation of houses is appended as Annexure I &II respectively.

(i) Eligibility Criteria :

(i). Houseless BPL families and those BPL families living in dilapidated and kutcha houses.
(ii). Only one house for one family shall be followed. Twin houses shall not be allowed.
(iii). The house shall be sanctioned in the name of woman beneficiary except in exceptional cases.
(iv). The beneficiary shall have white ration card in her /his name or spouse name.
(v). The beneficiary shall have Aadhar card in her / his name.
(vi). The beneficiary or spouse should not have been covered under any other Government Housing schemes.

(j) **Caste composition:**
(i). 17.1% of the total houses are earmarked for SCs in the state and 5.33% of the total houses are earmarked for STs in the state as per the orders of the Government on SCSP and TSP.
(ii).Further, total houses allotted under the scheme to Araku Valley & Paderu Assembly Constituencies of Visakhapatnam district and Rampachodavaram Assembly Constituency of East Godavari District are shall be allotted to STs, since the above 3 constituencies are pure ST Constituencies. The remaining houses earmarked for STs are distributed proportionately in the districts.
(iii).5.98% of the total houses are earmarked for Minorities in the state and allocated to the districts in proportion to the Rural Minority population in the districts.
(iv). Remaining houses are allotted to general category.
(v). 3% of the houses shall be sanctioned to the beneficiaries with disabilities (at least 40% disability) within the caste composition.

(k) **Selection of beneficiaries and Sanction of houses:**
(i). Selection of beneficiaries will be done at Grama Panchayat level by Janmaboomi Committee duly conducting Gram Sabhas and reading out the names of eligible beneficiaries. The available applications under various programmes may be examined and verified during the Gram Sabha including collecting any additional applications, if need be.
(ii).Eligible beneficiaries will be selected during the year 2017-18 it self for the houses allotted for two years i.e 2017-18 and 2018-19.
(iii).The final list shall be prepared by District Collectors in consultation with District in -charge Minister.
(iv) Administrative sanction : The District Collector shall accord Administrative sanction during 2017-18 if self for the total houses allotted to the district for two years i.e 2017-18 and 2018-19, only for eligible beneficiaries duly cross verifying from available data of earlier Housing Beneficiaries and after due validations on field for the houses .
(v). The details of sanctioned beneficiaries shall be displayed in the APSHCL website for wider dissemination and to ensure transparency.

(l) **Grounding of houses and payments to beneficiaries**: The houses sanctioned for 2017-18 and 2018-19 can be grounded immediately after sanction by Collectors and payments to beneficiaries who have grounded houses can be released based on progress of houses from out of the funds available with APSHCL and also Budget provided for 2017-18.

(m) **Mobilization of loan** : Government will issue necessary guarantee for mobilization of loan of Rs. 3,680.00 Crores (4,00,000 x Rs. 92,000) from financial institutions like HUDCO / NHB etc. required to extend it as Government of AP subsidy for the programme.

(n) **Infrastructure** : MGNREGS funds shall be tied up for taking up of infrastructure facilities to the maximum possible extent. An amount up to Rs.20,000/- per house is earmarked for the houses constructed in layouts in case of cluster of 25 and above houses for taking up the infrastructure related works which cannot be taken up using MGNREGS funds. An amount of Rs.200.00 crores is earmarked for this purpose.

(o) The additional operational guidelines issued vide letter No. 111866/R&UH.A1/2016-1 Dt.22.08.2016 by Govt. for implementation of NTR Rural Housing Programme dovetailing with MGNREGS shall be made applicable for implementation of the 4,00,000 houses.

(p) AP State Housing Corporation is authorized to modify any existing operational guidelines and communicate to districts on need basis for smooth implementation of the scheme in the field without any additional financial commitment.

5. The Managing Director, A.P. State Housing Corporation Ltd., shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

KANTILAL DANDE
EX-OFFICIO SECRETARY TO GOVERNMENT

To
The Managing Director,
A.P. State Housing Corporation Ltd., Vijayawada.
All the District Collectors / Executive Directors, APSHCL:- through MD, APSHCL
Copy to:
The OSD to M(I & PR and Rural Housing)
The Addl. Secretary to CM.
The PR&RD Department.
The GA (Cabinet) Department.
SF / SC.

// FORWARDED :: BY ORDER//

SECTION OFFICER

Annexure - I to G.O.Rt.No.36, Housing (R&UH.A1) Department, dated: 10.05.2017

NTR Rural Housing Programme 2017-18 dovetailing with MGNREGS

District-wise and Caste wise allocation of Houses

Sl. No.	District	Rural Constituencies			Urban Constituencies			Allocation of Houses			Caste wise break up of the houses allocated				
		Pure Rural	Mixed Rural	Total	Pure Urban	Mixed Urban	Total	Pure Rural and Mixed Rural @ 1100 houses per constituency	Mixed Urban @ 450 houses per constituency	Total	SCs	STs	Minority Population in Rural areas	Houses allotted to Minorities in Proportion to their population	General category
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1	Srikakulam	2	8	10	0	0	0	11,000	0	11,000	1,919	449	18,549	89	8,543
2	Vizianagaram	3	5	8	0	1	1	8,800	450	9,250	1,614	377	18,119	87	7,172
3	Viskhapatnam	7	3	10	5	0	5	11,000	0	11,000	1,535	2,200	34,147	164	7,101
4	East Godavari	15	2	17	2	0	2	18,700	0	18,700	3,070	1,100	77,626	373	14,157
5	West Godavari	6	8	14	0	1	1	15,400	450	15,850	2,765	647	1,30,007	624	11,814
6	Krishna	5	7	12	3	1	4	13,200	450	13,650	2,381	557	2,02,341	972	9,740
7	Guntur	3	11	14	2	1	3	15,400	450	15,850	2,765	647	3,25,155	1,562	10,876
8	Prakasam	4	7	11	0	1	1	12,100	450	12,550	2,189	512	1,33,646	642	9,207
9	SPSR Nellore	3	5	8	1	1	2	8,800	450	9,250	1,614	377	1,57,227	755	6,504
10	Chittoor	7	4	11	1	2	3	12,100	900	13,000	2,268	530	2,43,376	1,169	9,033
11	Kadapa	2	6	8	1	1	2	8,800	450	9,250	1,614	377	2,00,342	962	6,297
12	Anantapur	4	9	13	0	1	1	14,300	450	14,750	2,573	602	1,77,042	850	10,725
13	Kurnool	5	6	11	1	2	3	12,100	900	13,000	2,268	530	3,62,787	1,743	8,459
	Total	66	81	147	16	12	28	161700	5400	1,67,100	28,575	8,905	20,80,364	9,993	1,19,627
14	SRQ (16.45%)	0	0	0	0	0	0		0	32,900	5,625	1,755	0	1,967	23,553
	Grand Total									2,00,000	34,200	10,660	20,80,364	11,960	1,43,180
	% of allocations										17.10	5.33		5.98	71.59

KANTILAL DANDE
Ex-OFFICIO SECRETARY TO GOVERNMENT

Annexure - II to G.O.Rt.No.36, Housing (R&UH.A1) Department, dated: 10.05.2017

NTR Rural Housing Programme 2018-19 dovetailing with MGNREGS

District-wise and Caste wise allocation of Houses

Sl. No.	District	Rural Constituencies			Urban Constituencies			Allocation of Houses			Caste wise break up of the houses allocated				
		Pure Rural	Mixed Rural	Total	Pure Urban	Mixed Urban	Total	Pure Rural and Mixed Rural @ 1100 houses per constituency	Mixed Urban @ 450 houses per constituency	Total	SCs	STs	Minority Population in Rural areas	Houses allotted to Minorities in Proportion to their population	General category
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1	Srikakulam	2	8	10	0	0	0	11,000	0	11,000	1,919	449	18,549	89	8,543
2	Vizianagaram	3	5	8	0	1	1	8,800	450	9,250	1,614	377	18,119	87	7,172
3	Viskhapatnam	7	3	10	5	0	5	11,000	0	11,000	1,535	2,200	34,147	164	7,101
4	East Godavari	15	2	17	2	0	2	18,700	0	18,700	3,070	1,100	77,626	373	14,157
5	West Godavari	6	8	14	0	1	1	15,400	450	15,850	2,765	647	1,30,007	624	11,814
6	Krishna	5	7	12	3	1	4	13,200	450	13,650	2,381	557	2,02,341	972	9,740
7	Guntur	3	11	14	2	1	3	15,400	450	15,850	2,765	647	3,25,155	1,562	10,876
8	Prakasam	4	7	11	0	1	1	12,100	450	12,550	2,189	512	1,33,646	642	9,207
9	SPSR Nellore	3	5	8	1	1	2	8,800	450	9,250	1,614	377	1,57,227	755	6,504
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12	Anantapur	4	9	13	0	1	1	14,300	450	14,750	2,573	602	1,77,042	850	10,725
13	Kurnool	5	6	11	1	2	3	12,100	900	13,000	2,268	530	3,62,787	1,743	8,459
	Total	66	81	147	16	12	28	1,61,700	5,400	1,67,100	28,575	8,905	20,80,364	9,993	1,19,627
14	SRQ (16.45%)	0	0	0	0	0	0		0	32,900	5,625	1,755	0	1,967	23,553
	Grand Total									2,00,000	34,200	10,660	20,80,364	11,960	1,43,180
	% of allocations										17.10	5.33		5.98	71.59

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